

PROPOSED IH-10 EAST LIMITED PURPOSE ANNEXATION OF



**ZC 2015298 CD S
Zoning Commission**

October 16 , 2015

Department of Planning & Community Development

Annexation Phases 1 & 2

US 281 N

IH-10 West

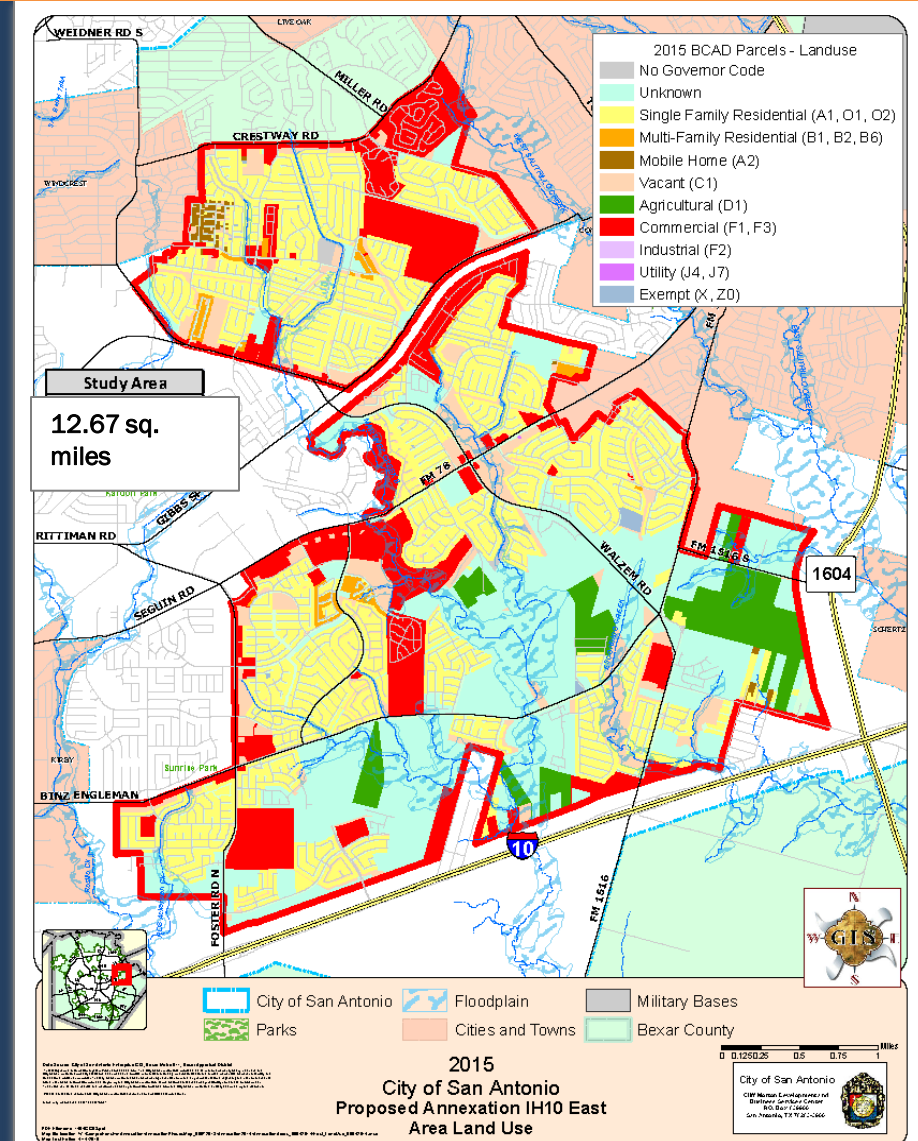
HWY 151

HWY 90/Loop 1604

IH-10 East

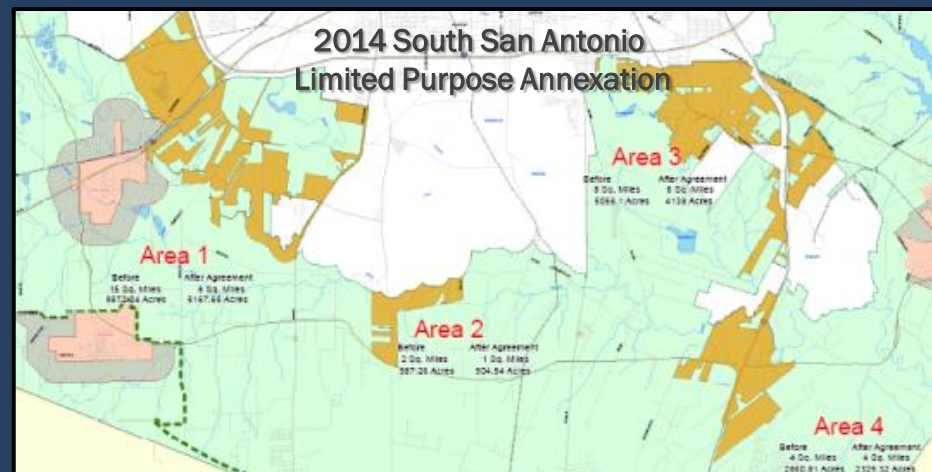
IH-10 EAST AREA

- IH-10 East – Major gateway and business corridor
- 2010 Population: 40,353
- 20 Yr Pop. Projection: 54,180
- Approx. 12.67 sq. miles
- \$91.7 Million in transportation improvements
- Urbanized area in need of comprehensive level of services



LIMITED PURPOSE ANNEXATION

- Limited Purpose Annexation extends zoning and building codes
- Development Services fees apply
- No City property or sales taxes
- May vote in Mayor, Council and recall elections, not bond elections
- Full purpose annexation before 3rd year



REGULATORY PLAN



- Extends San Antonio Code of Ordinances Related to Development
- Fees waived for 180 days after annexation
 - Plan and Zoning amendments, Non-conforming rights

NON-CONFORMING RIGHTS

- TX Local Government Code 43.002 - property owners may continue a use of land, if it is a legal use and in existence on:
 - the date annexation proceedings are started, or
 - planned before 90th day of the effective date of annexation

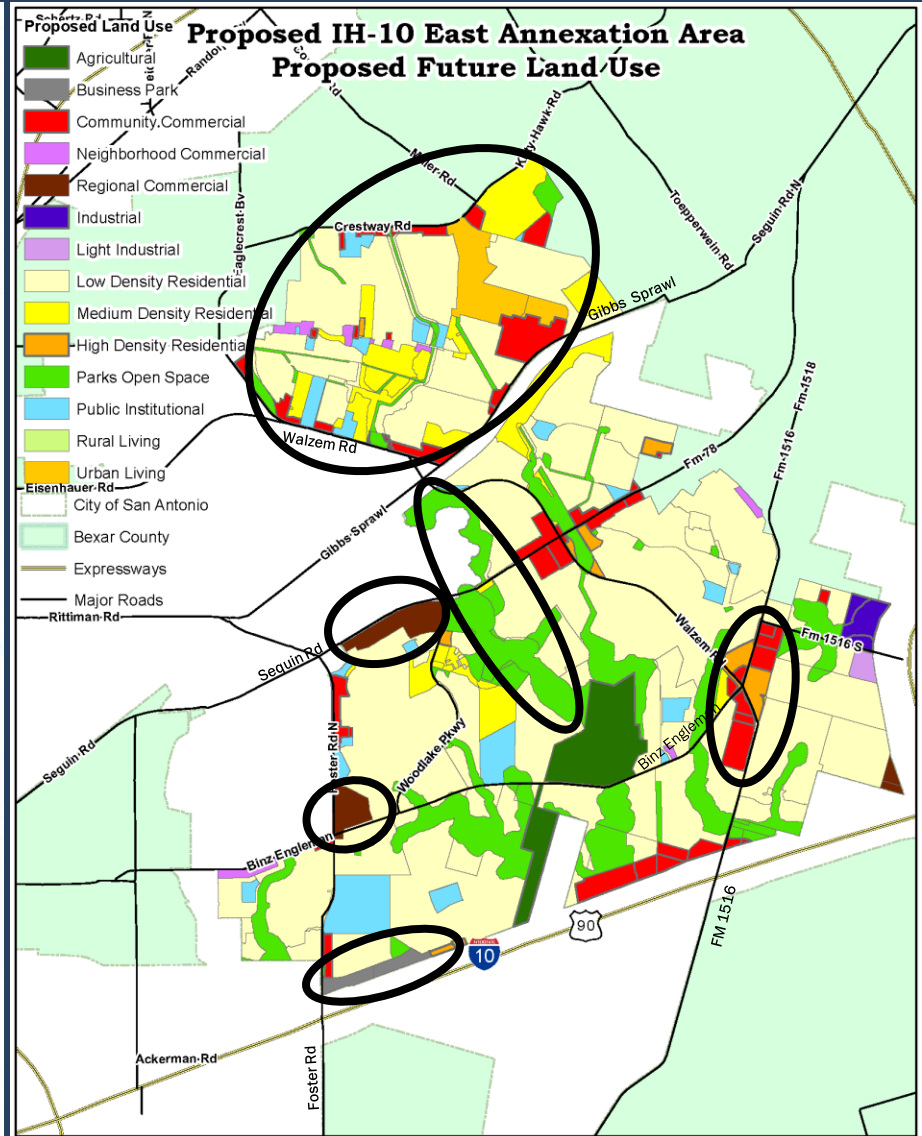
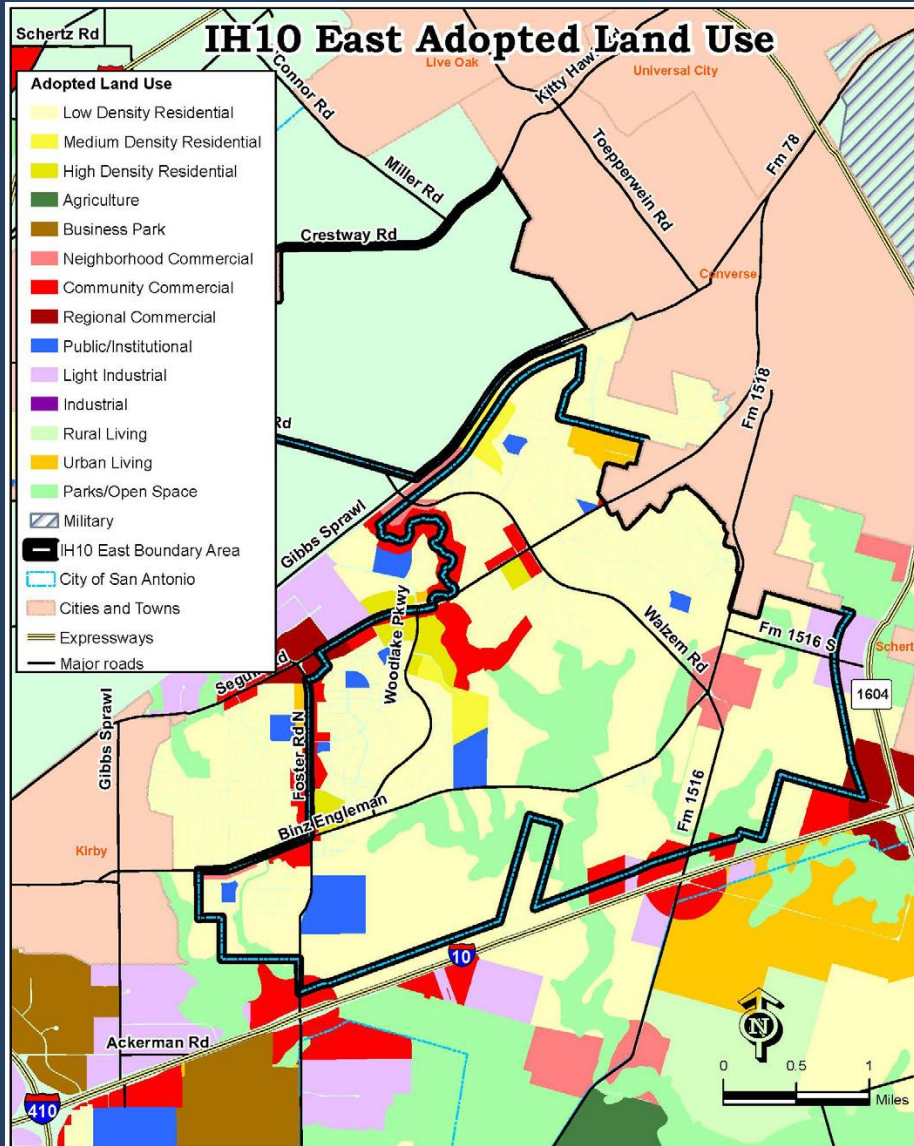


FULL PURPOSE ANNEXATION

- Urban Level Services
 - Comprehensive level services
 - Public health and safety regulations
 - Eligible for capital improvements and bond projects
 - Maintenance of public roads, parks, and public facilities

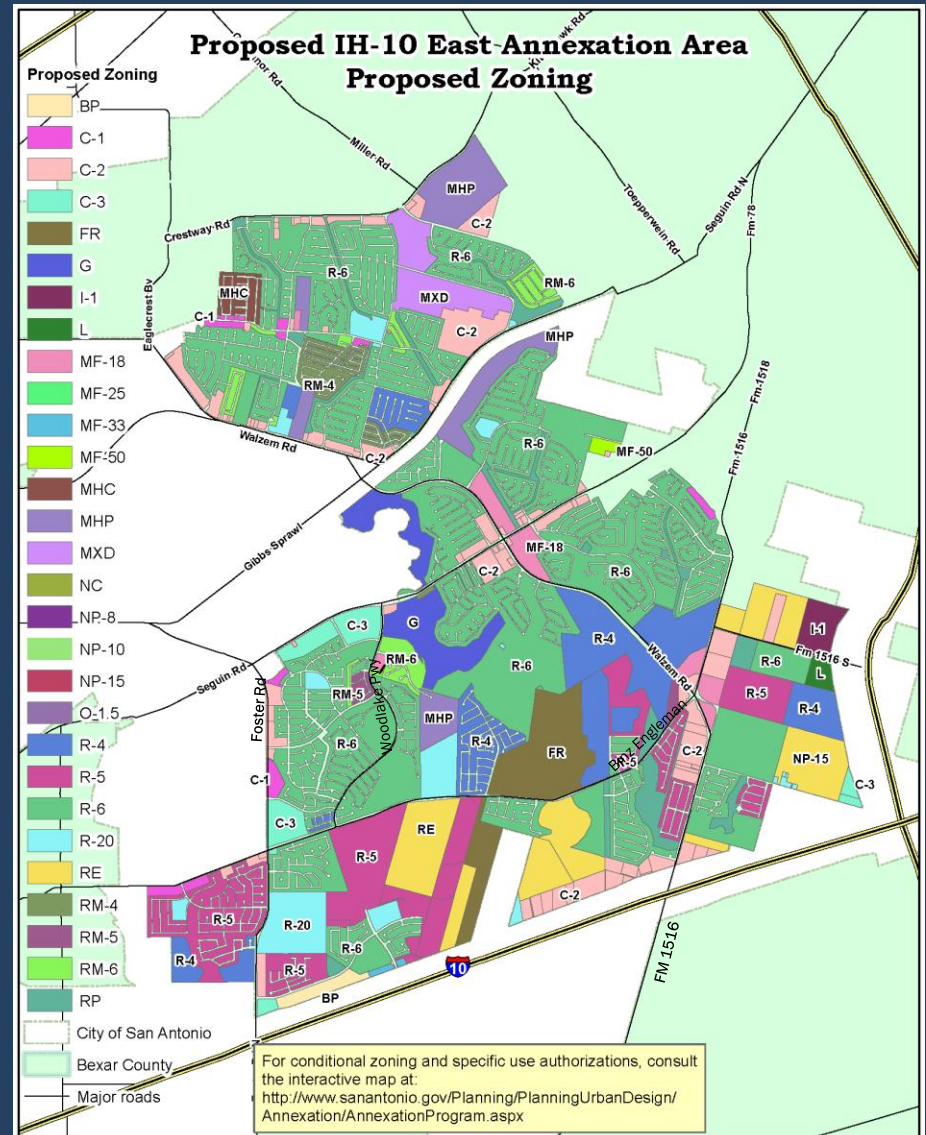


IH-10 EAST PLAN AMENDMENTS

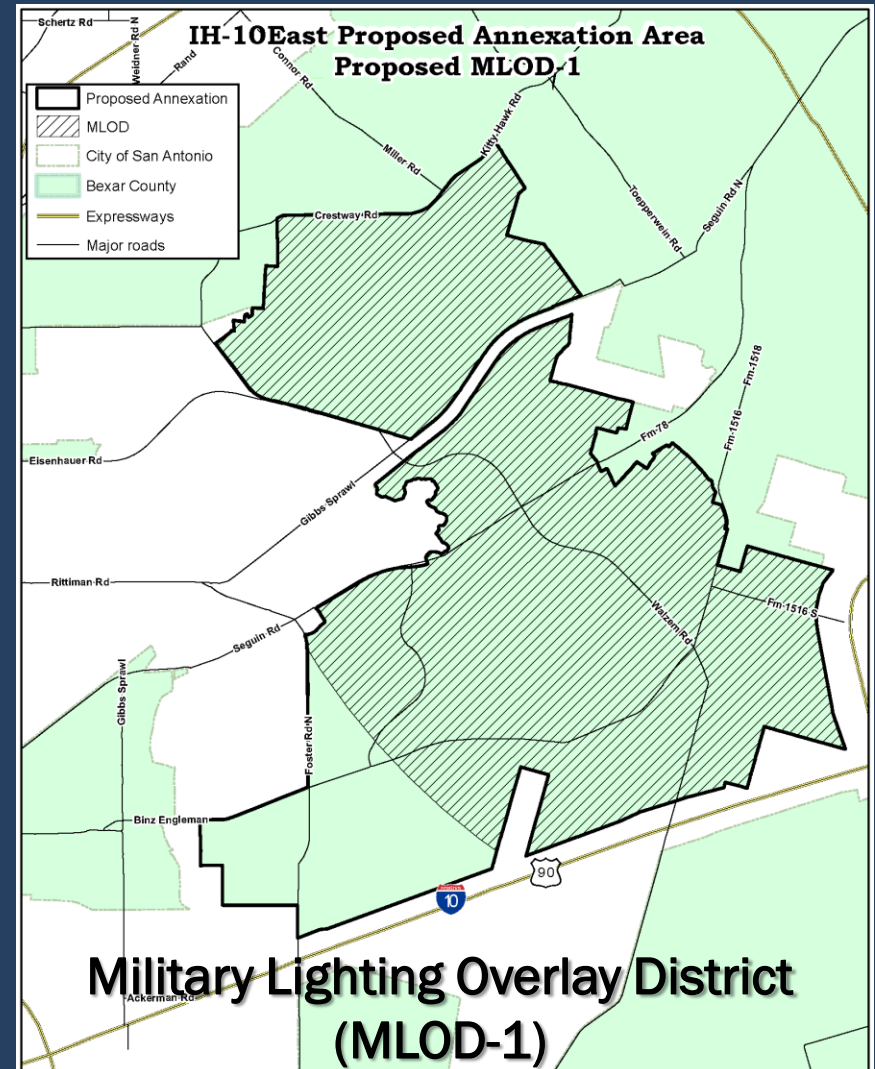
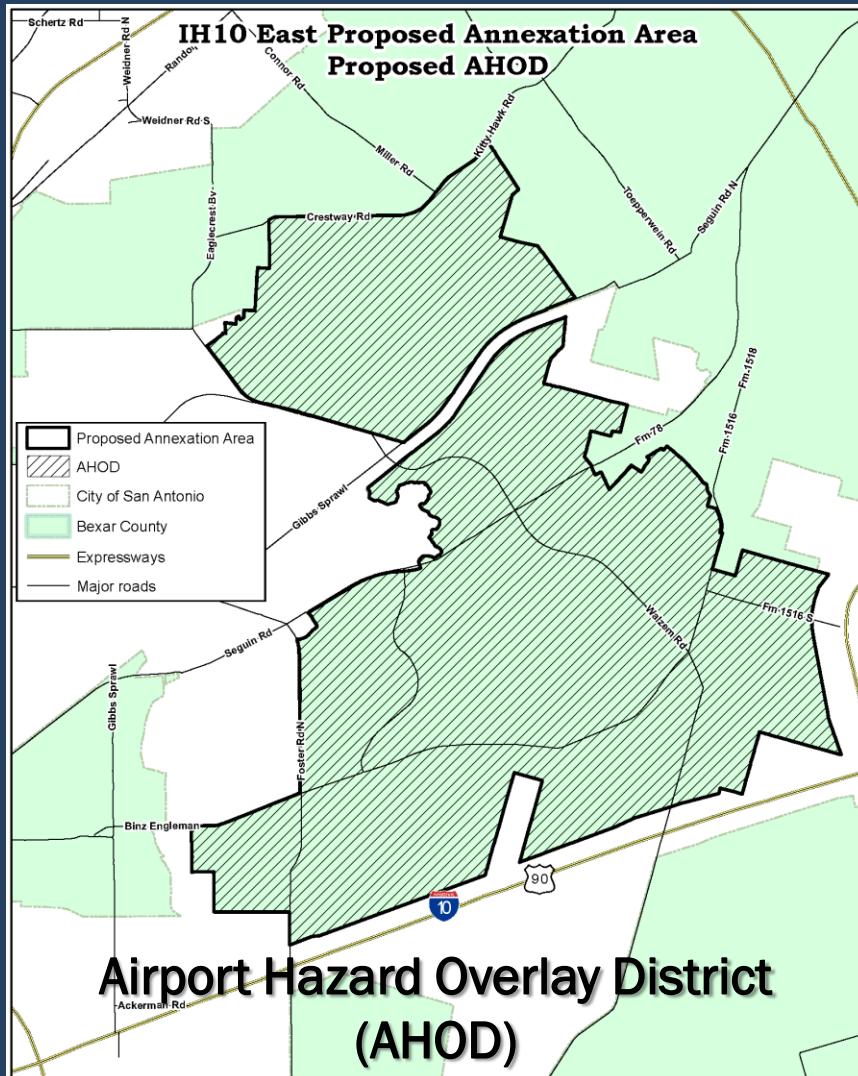


IH-10 EAST PROPOSED ZONING

- Staff assigned base zoning according to:
 - Existing uses, community plan uses, BCAD data, aerials, field surveys, and MDPs
 - Meetings with property owners, attorneys, and developers
 - Coordinated with Joint Base San Antonio (JBSA)



ZONING OVERLAY DISTRICTS

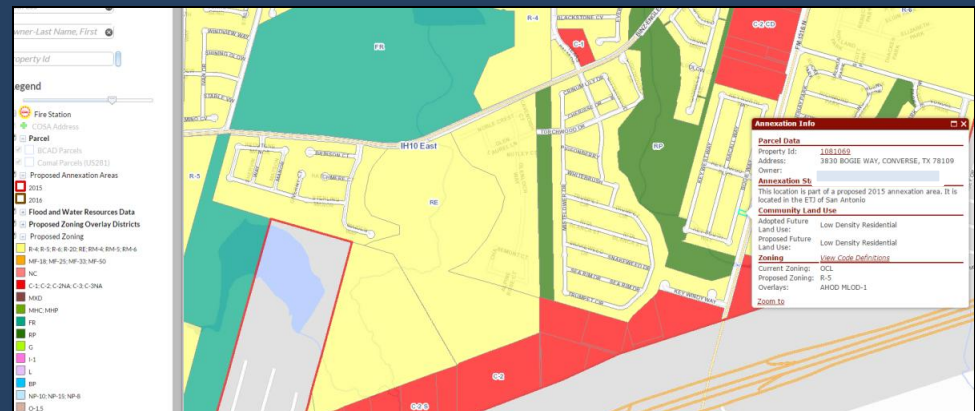
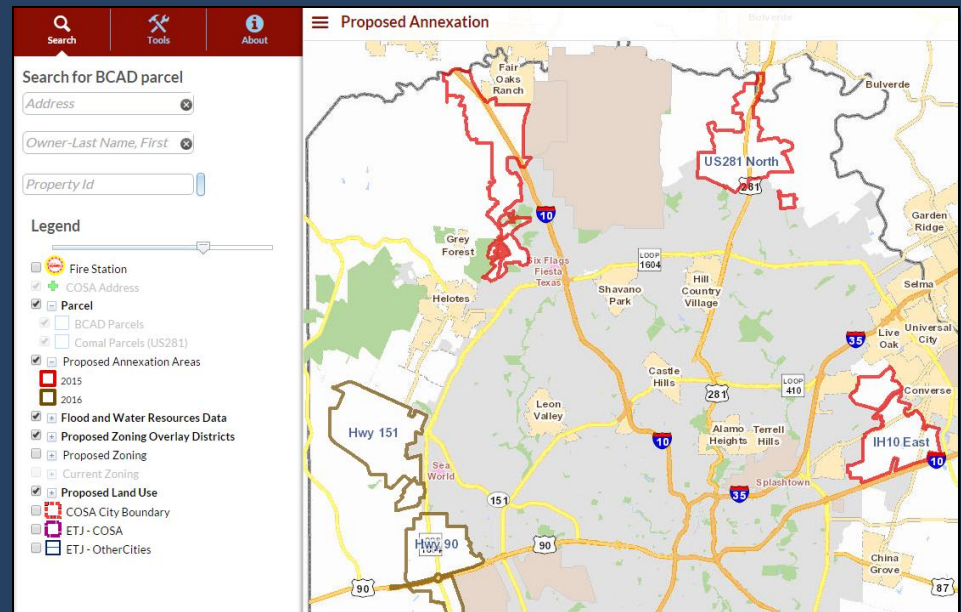


PROPOSED AMENDMENTS

- **Parcel # 1046452** (Foster Rd)- remove due to out of area location
- **Parcel # 316177** (N. Foster Rd) - delete Conditional Use for Auto and Light Truck Repair (CD)
- **Parcel # 316178** (5570 N. Foster Rd) - delete Conditional Use for Auto and Light Truck Repair (CD)
- **Parcel # 312005** (4535 N FM 1516)– double advertised; remove Conditional use for Trailer Sales; Conditional use for Wrecker/Towing Service to remain

ANNEXATION INTERACTIVE MAP

- Available to the public since early Aug. 2015
- Search by: Address, Owner name, or Property ID
- Displays: Adopted/Proposed land use, Proposed Zoning, Overlay Districts, Floodplain, & BCAD Data



NOTIFICATION

- Aug. 4: Held Open House Session
- Sep. 25: Published zoning notices
- Oct. 2:
 - Mailed notices to 14,453 property owners, 29 planning team members, 23 neighborhood assoc.
 - Mailed 200 feet notice to 492 property owners and 1 neighborhood assoc.



RECOMMENDATION

Approval of Proposed Zoning for Proposed IH-10 East Annexation Area

